



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 7, 2014
1407-DP-21 & 1407-SPP-15
Exhibit 1

Petition Number: 1407-DP-21 & 1407-SPP-15

Subject Site Address: Northwest corner of 151st Street and Gray Road

Petitioner: Throgmartin-Henke LLP

Request: Petitioner requests Development Plan and Primary Plat approval for 35 single family residential lots on approximately 17.07 acres+/-

Current Zoning: Bridgewater Club PUD District – Ordinance 02-17; Ordinance 06-49

Current Land Use: Undeveloped/Agricultural

Approximate Acreage: 17.07 acres+/-

Exhibits:

1. Staff Report
2. Aerial Exhibit
3. Development Plan
4. Primary Plat
5. Bridgewater Club PUD Ordinance 06-49

Property History:

0203-PUD-01	Bridgewater Club PUD
0607-PUD-08	Bridgewater Club PUD Amendment (Ordinance 06-49)
0702-DP-03	Development Plan
0702-SPP-02	Primary Plat
0704-SFP-05	Secondary Plat

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

Procedural

The comments contained herein are in review of the filed primary plat and development plan scheduled for the July 7, 2014, Advisory Plan Commission meeting.

1. TAC Meeting	06/24/2014
2. APC First Meeting (Public Hearing)	07/07/2014
3. APC Second Meeting (Approval Consideration)	07/21/2014

PROJECT OVERVIEW

This petition is for the Development Plan and Primary Plat review of thirty-five (35) single family lots. The subject property is approximately 17.07 acres located at the northwest corner of 151st Street and Gray Road. The property is proposed to be accessed by Market Center Drive. The Primary Plat and Development Plan includes a proposed lake and 7,500 square acre park.

The petition was reviewed by the Technical Advisory Committee at its June 24, 2014 meeting.

PRIMARY PLAT REVIEW COMMENTS

Primary Plat Standards (WC § 16.04.220)

These comments only identify outstanding items that need addressed prior to approval:

The following basic information shall be shown [on the Primary Plat] (WC 16.04.220):

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - A. Subdivision name and location
 - B. Any Street related to the subdivision
 - C. Existing elementary and high schools, parks, and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - D. Title, scale, north point and date
 - E. Land use adjacent to proposed subdivision and owners names

Comment: Petitioner is currently working with staff to ensure compliance

2. A primary plat prepared by a land surveyor or land planner showing:
 - A. Proposed name of the subdivision
 - B. Names and addresses of the owner, owner, land surveyor or land planner
 - C. Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data
 - D. Easements – locations, widths and purposes
 - E. Statement concerning the location and approximate size or capacity of utilities to be installed
 - F. Layout of lots, showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - G. Building setback lines
 - H. Legend and notes
 - I. Drawing indicating the proposed method of drainage from storm sewers and other surface water drainage
 - J. Other features or conditions which would affect the subdivision favorable or adversely
 - K. Scale, north point and date – primary plat of the subdivision shall be drawn on a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - L. A national cooperative soil survey showing the soil limitation based upon the intended usage of the development land

- M. A statement from the County and State Highway departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
- N. If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
- O. If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
- P. If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water mark, etc.

Comment: *Petitioner is currently working with staff to ensure compliance*

- 3. Please provide a description of the protective covenants or private restrictions to be incorporated in the play of the subdivision, or become covenants in the deeds for lots. Representations, oral or written, and all covenants made to the Plan Commission may not be revised, altered, or changed in any way prior to or after filing of the secondary play without approval the subdivision and noncompliance of these conditions will result in denial or revocation of subdivision approval.
 - A. The Application for Primary and Secondary Plat for a subdivision shall be accompanied by the applicable fees.

Comment: *Compliant*

DEVELOPMENT PLAN REVIEW

Development Standards (Ordinance 06-49, Exhibit 12):

The standards noted below are from the PUD Ordinance as applicable to the proposed item.

Parcel H Standards:

- | | |
|---|-----------|
| A. Minimum Lot Width at Building Line: | 60 Feet |
| B. Minimum Lot Frontage on Street: | 20 Feet |
| C. Maximum Number of Dwelling Units: | 240 Units |
| D. Minimum Lot Area: | 7,500 SF |
| E. Setbacks | |
| a. Front Yard | 20 Feet |
| b. Side Yard | 4 Feet |
| c. Rear Yard | 10 Feet |
| F. Minimum Separation Between Structures: | 10 Feet |

Comment: *Petitioner is currently working with staff to ensure compliance*

LANDSCAPE DESIGN STANDARDS

On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within development shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees ornamental trees, and shrubs required to be planted are:
 - i. Residential
 1. Shade Trees: 4 per dwelling unit
 2. Ornamental and Evergreen Trees: 2 per dwelling unit
 3. Shrubs: 4 per dwelling unit
3. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
4. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
5. Required trees and plantings within non-residential land uses must be planted per each lot requirements. Trees and plantings are not credited to overall development requirements.
6. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

Comment: Petitioner is currently working with staff to ensure compliance

B. Perimeter Yards / Road Frontage Standards

1. Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (30) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets.
2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

Comment: Petitioner is currently working with staff to ensure compliance

Buffer Yard Requirements

- A. For parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.
- B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forth-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. Buffer sizes shall be determined by adjacent zoning districts and/or land uses:
 - a. Residential use adjacent to Institutional (Churches, Schools, Government Offices)
 - i. A forty (40) buffer yard shall be required, i.e., along Gray Road.
 - b. Residential use adjacent to residential uses
 - i. A twenty (20) buffer yard shall be required.

Comment: Compliant

SUBDIVISION CONTROL ORDINANCE

Development Plan Review (WC § 16.04.165)

All requests for Development Plan approval shall include the following plans:

- a. Site Plan
- b. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
- c. Overall Plan
- d. Landscape Plan
- e. Building Elevations
- f. Lighting Plan
- g. Sign Plan
- h. Site Access and Site Circulation Plan:
 - 1. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
 - 2. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
 - 3. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or

pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

- i. Statement of Development Build-out
- j. Green Space Provisions

Comment: *Petitioner is currently working with staff to ensure compliance*

PRINCIPALS AND STANDARDS OF DESIGN (WC 16.04.230) AND STANDARDS OF IMPROVEMENT (WC § 16.04.240)

4. Street Standards

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created.
- B. Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.
- C. Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.
- D. Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision.
- E. Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and the Westfield Thoroughfare Plan.
- F. The maximum length of cul-de-sacs shall be six hundred (600) feet measured along the centerline from the intersection at origin to the center of the circle. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred (100) feet for streets abutting single family residential districts and one hundred twenty (120) feet for streets abutting all other districts.
- G. Alleys shall be discouraged in residential districts but may be included in commercial and industrial areas where needed for loading, unloading, or access purposes. Alleys shall be at least twenty (20) feet in width.
- H. All streets should intersect at ninety (90) degree angles for a minimum distance of one hundred (100) feet measured from the intersection of right-of-way lines. In no instance shall they intersect at less than eighty (80) degree angles onto Expressways, Primary Arterials, Secondary Arterials, or Collectors; or less than seventy (70) degree angles onto Local Roads or Streets.
- I. At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs.
- J. If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission.
- K. Intersections of more than two streets at one point shall not be permitted.
- L. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.

- M. Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design.
- N. When subdividing land, consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
- O. Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a primary arterial, secondary arterial, or collector. Two or more streets, driveways, or points of vehicle access may be permitted by the Plan Commission only if they are definitely needed to improve the safety and traffic circulation in the area, or are required because of the large size of a subdivision. Subdivisions shall not be designed to permit direct access by a driveway to any primary arterial, secondary arterial, or collector.
- P. A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate easement for a turn-around shall be provided for any such temporary dead-end street which extends 200 feet or more in length. Such easement shall be automatically vacated to abutting property owners when said dead-ended street is legally extended.
- Q. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows:
 - (1) Arterials 500 feet
 - (2) Collectors 300 feet
 - (3) Local 150 feet
- R. Curvature measured along the center line shall have a minimum radius as follows:
 - (1) Arterials 500 feet
 - (2) Collectors 300 feet
 - (3) Local 150 feet
- S. Between reversed curves on primary arterials and secondary arterials there shall be a tangent of not less than 100'; on collectors and local roads such tangent shall be not less than 40'.
- T. Maximum grades for streets shall be as follows:
 - (1) Arterials; not greater than six percent (6%).
 - (2) Collectors and local roads; not greater than ten percent (10%).
- U. The minimum grade of any street gutter shall not be less than three-tenths percent (0.3%).
- V. No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevation between 3' and 12' above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points:
 - (1) 40' from intersections of Collectors or Local Roads
 - (2) 75' from intersections of Expressways or Arterials
 - (3) 10' from intersections of driveways or alleys.
- W. No driveway shall be located within 75' of the intersection of two street lines.
- X. Acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed at the intersection of any proposed local road with an expressway, arterial, or collector.
- Y. At the intersection of any proposed local road or street with and Expressway, Primary Arterial, Secondary Arterial, or Collector; acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed.

Comment: *Coordinate with Westfield Public Works Department (WPWD)*

Lot Standards:

- A. All lots shall abut on a street.
- B. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
- C. Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.

Comment: *Compliant*

Easement Standards:

Easements for utilities shall be provided. Such easements shall have a minimum width of 20', and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.

Comment: *Coordinate with WPWD and service providers to ensure compliance*

STAFF COMMENTS:

- This item is scheduled for public hearing. No action is required.
 - Prior to approval consideration, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being on the next APC agenda.
 - If you have any questions regarding any comments made in this letter, then please do not hesitate to contact Jeffrey M. Lauer at (317) 910-2927 and jlauer@westfield.in.gov.
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